

January 27th, 2021

The Malcolm Planning Commission meeting was called to order at 7:00 p.m. Members present; Chadd Draper, Alexa Metcalf, Adam Benischek, and Jared Ritze. Jon Mohr joined the meeting via Zoom. Members absent: Lecia Teten and Sandy Streeter.

It was noted that the Open Meetings Law is posted and located on the wall as you enter the Village Hall.

Review of Meeting Minutes:

The minutes of the December 30th, 2020 meeting were reviewed. Adam Benischek made a motion to approve the meeting minutes as written, seconded by Jon Mohr. Motion carried by AYE: Mohr, Metcalf, Benischek, and Ritze. Members abstain: Chadd Draper. Nay: None; Motion carried by 4-0. Members absent: Lecia Teten and Sandy Streeter.

Planning Commission Officer Elections:

Jared Ritze made a motion to maintain the Planning Commission officers, members, and duties as served in the past year including Jon Mohr (Chair), Adam Benischek (Vice-Chair), and Alexa Metcalf Secretary, seconded by Adam Benischek. Motion carried by AYE: Mohr, Metcalf, Draper, Benischek, and Ritze. Nay: None; Motion carried by 5-0. Members Absent: Lecia Teten and Sandy Streeter.

Visitor Period:

Chairman Jon Mohr made a motion to open the Visitor Period at 7:03 p.m., seconded by Alexa Metcalf. Motion carried by AYE: Mohr, Metcalf, Benischek, Draper, and Ritze. Nay: None; Motion carried by 5-0. Members absent: Lecia Teten and Sandy Streeter.

Visitor Period Discussion

- (1) No visitors were present for the Visitor Period.

Public Hearing:

Chairman Jon Mohr made a motion to open the Public Hearing for Amendment to the Comprehensive Plan future land use map at 7:15 p.m., seconded by Alexa Metcalf. Motion carried by AYE: Mohr, Metcalf, Draper, Benischek, and Ritze. Nay: None; Motion carried by 5-0. Members absent: Lecia Teten and Sandy Streeter.

Public Hearing #2 Discussion

- (1) Tad was present to discuss desire to provide indoor, heated storage for Recreational Vehicles (RV) and campers on a 6-acre portion of 24.16-acre lot south of the intersection of NW 112th and Malcolm Road. This would also require an amendment to the Village of Malcolm, NE Comprehensive Development Plan 2019 future land use map.
- (2) No other visitors attended the Public Hearing.

Public hearing #1 was closed at 7:30 pm.

Chairman Jon Mohr made a motion to open the Public Hearing for Change of Zone from Agricultural District to Industrial Park District at 7:30 pm, seconded by Alexa Metcalf. Motion carried by AYE: Mohr, Metcalf, Draper, Benischek, and Ritze. Nay: None; Motion carried by 5-0. Members absent: Lecia Teten and Sandy Streeter.

Public Hearing Discussion

- (1) Tad continued the discussion on the use of the lot for indoor camper storage. This use would require the property to be rezoned from agriculture to industrial park.
- (2) No other visitors attended the Public Hearing.

Chairman Jon Mohr made a motion to close Public Hearings and the Visitor Period at 7:45 p.m., and to move onto New Business, seconded by Alexa Metcalf. Motion carried by AYE: Mohr, Metcalf, Benischek, and Ritze. Nay: None; Motion carried by 5-0. Members absent: Lecia Teten and Sandy Streeter.

New Business:

New Business Discussion:

- (1) Amendment to the Comprehensive Plan; Future Use Map pg 54. Adam Benischek made a motion to approve the proposed revision to the Comprehensive Plan to change the future use map designation from Commercial/Agriculture to Industrial; seconded by Jared Ritze. Motion carried by AYE: Mohr, Metcalf, Draper, Benischek, and Ritze. Nay: none; Motion carried 5-0. Members absent: Lecia Teten and Sandy Streeter.
- (2) Change of Zone for Agricultural District to Industrial Park District; corner of 112th & Malcolm Road. Adam Benischek made a motion to change the zoning from Agriculture to Industrial for the property located at the corner of 112th and Malcolm Road; seconded by Chadd Draper. Motion carried by AYE: Mohr, Metcalf, Draper, Benischek, and Ritze. Nay: none; Motion carried 5-0. Members absent: Lecia Teten and Sandy Streeter.

Chairman Jon Mohr made a motion to change the order of the agenda to Unfinished Business, seconded by Alexa Metcalf. Chairman Mohr called for the vote recorded as follows: AYE: Mohr, Metcalf, Benischek, Draper, and Ritze. Nay: None; Motion carried 5-0. Members absent: Lecia Teten and Sandy Streeter.

Unfinished Business Discussion:

- (1) Shipping container allowance & regulation. A draft ordinance was discussed and revised and will be presented to the Village of Malcolm Board at the February Meeting.
- (2) Review and Revise current fee structure for services and products as provided by the Village as designated in the Village of Malcolm draft Ordinance 2021. Recommendations to adjust fees were discussed and noted and will be shared with the Village Board at the February meeting.

Chairman Jon Mohr moved to adjourn at 8:57 p.m. Alexa Metcalf seconded the motion. Chairman Mohr called for the vote recorded as follows: AYE: Mohr, Metcalf, Draper, Benischek, and Ritze. Nay: None; Motion carried 5-0. Members absent: Lecia Teten and Sandy Streeter.

Alexa Metcalf, Secretary

Recommendations to the Village of Malcolm Board
January 27th, 2021

Recommendation 363 – The Malcolm Planning Commission recommends to the Malcolm Village Board to approve the proposed revision to the Village of Malcolm, NE Comprehensive Plan 2019 to change Future Land Use Map on page 54 for the property at the corner of 112th and Malcolm Road from Commercial/Agriculture designation to Industrial.

Recommendation 364 – The Malcolm Planning Commission recommends to the Malcolm Village Board to approve a change in the current zoning from Agriculture to Industrial for the property located at the corner of 112th and Malcolm Road.

Recommendation 365 – The Malcolm Planning Commission has drafted a proposed ordinance to be considered by the Malcolm Village Board to include in the Village of Malcolm code for the purposes of providing guidance on the regulation of shipping containers within the Village of Malcolm limits.

Recommendation 366 – The Malcolm Planning Commission has reviewed the fee structure for services and products provided by the Village of Malcolm as listed in a draft Ordinance 2021-. The Commission recommends for the Malcolm Village Board to review the proposed changes in fee structure to update the current Village of Malcolm code.

Alexa Metcalf, Secretary